ATTACHMENT F
FINDINGS OF CONSISTENCY WITH COUNTY GENERAL PLAN, NEIGHBORING LAND USES, AND INTEGRATED WASTE MANAGEMENT PLAN

A. CONSISTENCY WITH COUNTY GENERAL PLAN

1. Finding of Consistency with County General Plan

The LEA finds that the proposed project is consistent with the County General Plan and all sub-regional and community plans that apply to the project.

2. Facts in Support of Consistency Finding

A detailed analysis of the project's consistency with all elements of the County General Plan and all applicable sub-regional and community plans was completed and is contained in Appendix "E" of the FEIR. The project's consistency with the County General Plan and all applicable regional and community plans is also discussed in Section 4.1.1.3 of the FEIR. Facts supporting the general plan consistency findings are contained in both of these documents which are incorporated herein by reference.

B. SITE DESIGNATED FOR SOLID WASTE FACILITIES COMPATIBILITY WITH NEIGHBORING LAND USES

1. Finding of Solid Waste Facility Designation

The LEA finds that the proposed project is located in a land use area designated or authorized for solid waste facilities in the County's General Plan in accordance with Public Resources Code §50000.5(b)(1).

2. Facts in Support of Finding Site is Designated Solid Waste

As a result of the passage of Proposition C, the entire 1769-acre project site has a general plan land use designation of Public/Semi-Public with a Solid Waste Facility (SWF) Designator. The project site is also zoned solid waste facility. Pursuant to Section 7B of Proposition C, this zoning classification permits the proposed project "without the need for any permits from the County of San Diego except the water course alteration permit, bridge permit, grading permit and building permit." See also Zoning Ordinance section 2950. This general plan designation and the zoning permit the proposed project on the project site. Proposition C is attached as Appendix "A" to the FEIR.

3. Finding of Compatibility with Adjacent Land Uses

The LEA finds that the proposed project is compatible with land uses which are authorized adjacent to, or near, the proposed project in accordance with Public Resources Code §50000.5(b)(2).

4. Facts in Support of Finding of Compatibility with Adjacent Land Uses

Existing and planned land uses within an approximately 3-mile radius of the project site were examined to evaluate land use patterns in the area. Existing land uses in the area included a mixture of agricultural, residential, extractive, commercial, industrial, and infrastructure uses. The area is generally rural in character with pockets of intensive extractive, commercial, and infrastructure uses.

A number of intensive extractive, commercial, industrial, and infrastructure uses exist within a 3-mile radius of the project. The existing Fenton Sand Mine which is located immediately adjacent to the project site on the north, conducts a sand mining operation on 212 acres adjacent to the San Luis Rey River. The Fenton project includes a borrow pit, sand processing plant and a cement batching plant. The Calmat-Pala Mine which is located on the Pala Reservation northeast of the project site includes an existing mining operation that mines and processes sand, decomposed granite and rock. The County has recently approved a major use permit and reclamation plan for the Palomar Aggregates Quarry for aggregate mining which includes a rock quarry, processing plants for concrete and asphalt mining on approximately 36 acres of land located west of the project site. The Palomar project will remove the top of Rosemary Mountain by mining approximately 24 million tons of rock. The Palomar project includes an on-site manufacturing plant that will produce approximately 1023 tons of ready mix concrete, 1590 tons of hot mix asphalt and 1909 tons of crushed rock daily. The term of the permit is 20 years. A 187,300 square foot gaming and entertainment facility has been recently completed on the Pala Reservation located immediately east of the project site. The casino includes 1500 slot machines, 60 table games, 6 poker tables and a 25 seat off-track betting area. The project also includes four restaurants a coffee and ice cream bar and a 20,800 square foot multipurpose room which can be configured for a 1200 seat bingo area, a 2000 seat concert theatre, up to a 900 seat banquet hall and a 1700 seat boxing venue. The project also includes a 350 seat entertainment bar and lounge. The gaming and entertainment facility is expected to attract about 5,000 patrons per day. The Campus Park Specific Plan approved by the County in 1995 includes a 422 acre mixed-use development including 32 acres of industrial uses, 486 dwelling units, and 17 acres of commercial uses west of the project site and north of SR-76. A new gas station is planned for the intersection I-15 and SR-76.

SDG&E presently operates both a 230 kilovolt and a 69 kilovolt transmission line which transects the site and neighboring properties in a north-south direction

along the eastern wall of Gregory Canyon. These high voltage transmission lines are part of the Escondido-Talega and Pala-Lilac electrical transmission network. SDG&E maintains access to the two high-voltage transmission lines along unimproved dirt roads within the easement corridor. The San Diego County Water Authority (SDCWA) and the Metropolitan Water District presently operate two large-diameter pipelines known as Pipelines 1 and 2 which cross the site and neighboring properties in a north-south direction providing water to San Diego County. These are two 48-inch steel and pre-cast concrete pipelines. The SDCWA and Metropolitan Water District have plans to construct a third large-diameter pipeline, known as Pipeline No. 6, through the project site and surrounding properties. Pipeline No. 6 consists of 24 miles of a 9-10 foot diameter pipeline and 6.5 miles of a 9-foot diameter tunnel. The location of the tunnel is planned to be to in the small canyon north of and adjacent to SR-76 on the project site.

The project site is not located within a developed area of the community. The Pala town site is located several miles east of the project site. Approximately 308 acres of the site or approximately 17% will be used for landfill activities. At least 1313 acres of the landfill site will be dedicated as permanent open space. This open space will act as a buffer separating landfilling activities from existing residential and agricultural uses in the area.

The nearest residences are scattered to the south and west of the project site. Currently there are approximately 20 residences to the south and 10 residences to the west of the project site located approximately 3,000 feet or .6 mile from the landfill footprint. The project site is surrounded by scattered agricultural and low density residential uses and by some intensive industrial and commercial uses east, west and north of the project site. Adjacent to the project site on the east is the 187,300 square foot gaming and entertainment facility on the Pala Indian Reservation. North of the project site is the Fenton Sand Mine and the Calmat-Pala Mine. The Palomar Aggregates Quarry that will process 4522 tons per day of concrete, asphalt and rock and the 422 acre Campus Park Specific Plan permitting 32 acres of industrial uses and 17 acres of commercial uses are both located west of the project site.

The project is consistent with the mixed use character of the surrounding area. Intensive mining operations are located northwest, west, and east of the project site. The recently completed 187,300 square foot gaming and entertainment facility on the Pala Indian Reservation is located east of the project site. The project is consistent with these intensive industrial and commercial uses.

Agricultural and rural residential uses are scattered through the area. However, the closest of these residences are located approximately 3,000 feet or .6 of an acre from the landfill footprint and are screened from many of the project operations as a result of intervening topography and distance. An analysis contained in the Section 4.8 of the FEIR indicates the project will not significantly

impact any agricultural operations in the area. A dust study completed for the project indicated the project would not result in any dust impacts to any agricultural or residential uses in the area. Landscape screening included as part of the project will screen neighboring agricultural and residential uses from any visual impacts associated with the project. A detailed health risk assessment completed for the project indicates the project will not result in any health impacts to any agricultural or residential uses in the community. The nearest residential community is the Pala Town site which is located several miles east of the project site. The proposed project will not physically divide any part of the Pala Town site community. The project is therefore compatible with the surrounding uses.

C. CONSISTENCY WITH ADOPTED SOLID WASTE PLAN

1. Finding Project Site Designated in County Solid Waste Plan

The LEA finds that the proposed project is identified in the countywide siting element of the County's adopted Integrated Waste Management Plan. (Public Resources Code §50001(a)(1).)

2. Facts in Support of Finding

On September 17, 1996, the County of San Diego and all of the cities located in the County of San Diego approved an Integrated Waste Management Plan for the County of San Diego (the "Solid Waste Plan"). The proposed project is identified as a tentatively reserved landfill site in the countywide siting element included as part of the solid waste plan. As a result of Proposition "C," the Gregory Canyon project is listed as a reserved site in the current Draft Revised Countywide Siting Element, which is scheduled for approval by the County in July 2004.

State solid waste law mandates preparation of a Countywide siting element that identifies areas for the location of new solid waste or transformation facilities, or the expansion of existing facilities, that are consistent with the applicable city or county general plan, if the county determines that existing solid waste disposal capacity will be exhausted in 15 years or additional capacity is desired. (Public Resources Code § 41701). The siting element is required to "demonstrate that there is a county-wide or region-wide minimum of fifteen years of combined permitted disposal capacity through existing or planned solid waste disposal and transformation facilities or through additional strategies." (14 Cal. Code Regs § 18755(a)).

A detailed analysis of the solid waste needs of the San Diego region was completed in December 2003 as part of an update of the County's siting element. This analysis indicated that solid waste disposal within the San Diego region will

increase from approximately 3.7 million tons in 2002 to 6.1 million tons by the year 2020. (Draft Siting Element p.SE-11). Without additional permitted capacity, the San Diego region will run out of existing permitted capacity by the year 2007. (Draft Siting Element p. SE-11, Table 3.4). The analysis indicated that expansion of the Sycamore landfill alone will not allow the County to achieve fifteen years of permitted capacity. The analysis determined that the expansion of the Sycamore landfill and operation of the Gregory Canyon landfill are necessary together in order to achieve fifteen years of permitted capacity. The LEA has therefore determined that the Gregory Canyon landfill is necessary to provide fifteen years of permitted capacity for the San Diego region.